



12 Winford Grove, Bedminster Down, Bristol, BS13 7DY

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# 12 Winford Grove, Bedminster Down, Bristol, BS13 7DY

£375,000

Nestled in the charming area of Bedminster Down, Bristol, this newly built detached bungalow offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms and two inviting reception rooms, this property is ideal for families or those seeking a spacious home.

The bungalow is finished to a high standard and boasts a 10-year new home warranty, providing peace of mind for new owners. The beautifully designed kitchen and dining area creates a warm and welcoming space, perfect for entertaining guests or enjoying family meals.

One of the standout features of this property is the wrap-around garden, which offers ample outdoor space for relaxation and recreation. The electric gated driveway, complete with an EV charging point, adds a touch of convenience and modernity to the home.

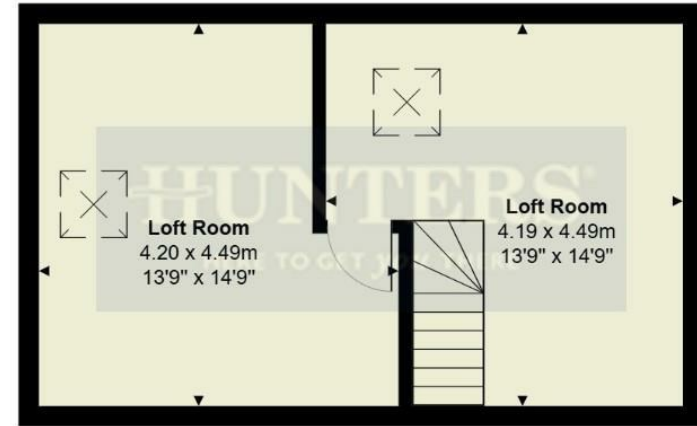
The bungalow is equipped with an air source heat pump and underfloor heating throughout, ensuring a comfortable living environment all year round. Additionally, the solar panels contribute to energy efficiency, making this home not only stylish but also environmentally friendly.

With excellent transport links to Bristol City Centre and Temple Meads, this property is perfectly situated for those who wish to enjoy the vibrant city life. This bungalow is a rare find and presents an exceptional opportunity for anyone looking to settle in Bristol.

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# Winford Grove, BS13

Approximate Gross Internal Area 109.3 sq m / 1177 sq ft




First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.













